

REPORT TO COUNCIL



Date: May 8, 2023

To: Council

From: City Manager

Department: Development Planning

Application: DP23-0017

Owner: 0954654 BC Ltd., Inc. No.
BC0954654

Address: 940 – 1030 Frost Road

Applicant: Callahan Property Group Ltd.

Subject: Development Permit

Existing OCP Designation: VC – Village Centre

Existing Zone: VC1 – Village Centre

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP23-0017 for Lot A District Lot 579 SDYD Plan EPP127116, located at 940 – 1030 Frost Road, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
3. Landscaping to be provided on the land in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To issue a Development Permit for the form and character of a commercial development.

3.0 Development Planning

Staff support the proposed Development Permit for the form and character of a commercial development. The subject property is identified for commercial uses in the Area Structure Plan for The Ponds and designated as a Village Centre in the Official Community Plan (OCP).

The proposal aligns with OCP Policy which encourages a range of commercial services in the Village Centre which can support surrounding residential development, orienting buildings toward Frost Road, and making provision for pedestrians including patio and plaza areas.

The proposal is generally consistent with OCP Form & Character Development Permit Area Design Guidelines for Commercial Development. Key guidelines that are met include:

- Orienting buildings towards the street with directly accessible public entries;
- Distributing trees and landscaping throughout the site to soften property edges and defining pedestrian routes and open spaces to provide separation from vehicles;
- Designing site accesses and parking lots to link with adjacent development;
- Providing articulated facades with various design features and integrated signage to differentiate multiple storefronts while using an integrated, consistent range of materials and colors.

4.0 Proposal

4.1 Background

The Neighbourhood 3 Area Structure Plan for "The Ponds" neighbourhood was adopted by Council on April 3, 2007. The Plan envisioned a substantial mixed-use 'Village Centre' with places to live, work, shop, and socialize that would be the focal point of the community.

The subject property was identified as mixed use/commercial. The objective was to establish a conveniently located village centre of a scale sufficient to provide commercial services to meet the day-to-day needs of residents throughout the neighbourhood. The Village Centre in Neighbourhood 3 was planned to accommodate 45,000 m² to 95,000 m² of commercial floor area.

On August 22, 2022, Council considered a Form & Character Development Permit for Phase 1 of the commercial development, on the same parcel. Phase 1 includes 7,773 m² of commercial space.

4.2 Project Description

The proposed development consists of five commercial buildings containing 3340 m² of commercial space. All five buildings are single-storey in height and surround a surface parking lot. Three of the buildings have storefronts directly onto Frost Road.

The site is designed to accommodate pedestrian and vehicle connectivity with the Phase 1 development on the same parcel. 106 vehicle parking stalls, 22 short-term bicycle spaces, and 9 long-term bicycle spaces are provided in this phase of the development, in addition to the 242 vehicle parking stalls, 18 short-term bicycle spaces, and 4 long-term bicycle spaces provided in Phase 1. An end-of-trip bicycle facility including showers, toilets, sinks and storage lockers is also proposed.

Proposed materials include red & grey brick, beige & grey stucco, drystack stone, stone tiles, and fibre cement panels in a variety of colours and textures. The materials and colours are inspired from the surrounding region, including the natural landscape and Myra Canyon Trestles. Proposed landscaping includes 74 trees throughout the subject site including adjacent to sidewalks and patios. A landscaped central green space is provided to break up the surface parking lot.

4.3 Site Context

The subject property is part of The Ponds neighbourhood in the Upper Mission. It is located on the north side of Frost Road between Gordon Drive and Steele Road. Canyon Falls Middle School is 300 m to the east. Transit stops are located on Gordon Drive approximately 300 m to the west.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P3 – Parks and Open Space	Powerline Park
East	VC1 – Village Centre	Vacant
South	VC1 – Village Centre MF3 – Apartment Housing	Vacant
West	RU1 – Large Lot Housing	Single Detached Dwellings

Subject Property Map: 988 Frost Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	VC1 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	750 m ²	42,000 m ²
Min. Lot Width	25 m	~390 m
Min. Lot Depth	30 m	~125 m
Development Regulations		
Max. Floor Area Ratio	1.5	0.24

Max. Site Coverage	75%	24.37%
Max. Height	18 m & 4 storeys	8.0 m & 1 storey
Min. Front Yard	3.0 m	3.0 m
Min. Side Yard (west)	3.0 m	>3.0 m
Min. Side Yard (east)	3.0 m	> 3.0 m
Min. Rear Yard	4.5 m	> 4.5 m
Other Regulations		
Min. Parking Requirements	100 stalls	106 stalls
Min. Bicycle Parking	22 short-term 7 long-term	22 short-term 9 long-term
Min. Loading Space	2	2

5.0 Current Development Policies

Objective 7.1 Create more complete communities in Suburban Neighbourhoods	
Policy 7.1.2 Suburban Village Centre Services	<p>Encourage the provision of a range of services by developing Suburban Village Centres that are scaled to support residential development in the surrounding neighbourhood. Such services may include, but are not limited to:</p> <ul style="list-style-type: none"> • Food, retail, services and programs; • Banks and credit unions; • Medical, health and wellness services; • Daycares and schools; and • Places of worship and other community gathering spaces. <p><i>The proposed development includes a range of commercial buildings, which can be demised into various sizes to accommodate a range commercial services.</i></p>
Policy 7.1.3 Pedestrian Oriented Village Centres	<p>Promote human scaled, walkable Suburban Village Centres. Approaches shall include, but not be limited to:</p> <ul style="list-style-type: none"> • Locating retail, restaurants and services uses at grade; • Public gathering places such as urban plazas; • Providing clear, comfortable pedestrian routes through surface parking lots; and • Strategically locating landscaping and street trees to maximize pedestrian comfort. <p><i>The proposed development includes commercial uses at grade, which could accommodate retail, restaurant and service uses. It includes generous patio areas around several of the buildings and pedestrian routes through the surface parking lot.</i></p>
Policy 7.1.4 The Ponds Village Centre	<p>Support development in the Ponds Village Centre that includes the following characteristics:</p> <ul style="list-style-type: none"> • A mix of commercial and residential development to a maximum height of approximately four storeys; and • Orientation of buildings towards Frost Road, with minimal surface parking between the road and the buildings. <p><i>The proposed development includes single storey commercial buildings. Three of the proposed buildings are oriented with storefronts on Frost Road.</i></p>

6.0 Application Chronology

Date of Application Received: February 3, 2023

Report prepared by: Mark Tanner, Planner II
Reviewed by: Dean Strachan, Community Planning & Development Manager
Reviewed by: Terry Barton, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Draft Development Permit DP23-0017

Schedule A: Site Plan and Floor Plans

Schedule B: Elevations

Schedule C: Landscape Plan

Attachment B: OCP Form and Character Development Permit Guidelines

Attachment C: Applicant's Design Rationale Letter

Attachment D: Rendering